area of contamination. Although none of the programs examined by t committee had such restrictions explicitly in place, they could easily made a part of well or withdrawal permitting programs.

Zoning By-Laws

In each of the local programs reviewed, some form of zoning has be used to accomplish basic ground water protection objectives. Land use zc ing employs local police powers to control a variety of activities under 2 thority granted through state enabling legislation. Its primary impact is areas that are undeveloped at the time of the rezoning; however, cert* performance controls over specific activities such as waste water dischai or handling of toxic and hazardous materials can at present have an imp* on newly developed land at the time of development and use.

Zoning for Increased Lot Sizes Lot size increases and housing density i strictions can be incorporated directly into existing zoning districts if t districts fall within a critical water protection area. This approach has be used to change lot sizes in a number of Long Island communities, with pi tection of ground water quality as one of several objectives.

The Southampton Township has recently amended its Master Plan a: Zoning Ordinance to require minimum 5-acre lot sizes on 25,000 acres Pine Barrens in that township. East Hampton has imposed similar zoni restrictions on approximately 5000 to 6000 acres of critical watershed lane In addition to upzoning substantial Pine Barrens areas to 1- and 2-acre lo the town of Brookhaven has also rezoned a large portion of industrial land residential use within the deep flow recharge zone.

Any move to increase lot sizes substantially tends to raise issues of pro erty confiscation and exclusionary zoning. Several communities on Lo Island have faced such challenges. The town of Brookhaven, in a landma case, successfully defended its 2-acre zoning to protect ground water quj ity. Because of the highly controversial nature of large-lot-size zoning, se eral communities on Cape Cod found it practical to separate zoning pi posals for lot-size change from proposals for other controls within critic recharge areas.

On Long Island the Special Legislative Commission on Water Supj Needs of Long Island has recommended that towns provide for growth less-sensitive areas by downzoning (increasing density). The commissi has published a map of potential growth centers. In this way a balanc proposal for growth and preservation is presented.